

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4327

**AN ORDINANCE REZONING PROPERTY KNOWN AS
TWELFTH AND PATTERSON CENTER
(CITY MARKET)
FROM R-8, (RESIDENTIAL – 8 DU/AC) TO
B-1, (NEIGHBORHOOD BUSINESS)**

**LOCATED AT 1212, 1228, 1238, 1308, 1310, 1314, 1320
AND 1324 WELLINGTON AVENUE**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning property known as the Twelfth and Patterson Center to the B-1, (Neighborhood Business) zone district, finding that it conforms with the recommended land use category as shown on the Future Land Use Map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the B-1, (Neighborhood Business) zone district is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**

The following properties be zoned B-1, (Neighborhood Business):

Parcel # 1: Parcel #: 2945-122-00-033 Address: 1212 Wellington Avenue

This legal description was obtained from a Deed recorded November 2, 1994 in Book 2108 on Page 778 in Mesa County.

Beginning at a point 165 feet East of the Southwest corner of Block 11, Fairmount Subdivision, thence North 150 feet, thence West 75 feet, thence South 150 feet, thence East 75 feet to the Point of Beginning.

Parcel #2: Parcel #: 2945-122-00-021 Address: 1228 Wellington Avenue

This legal description was obtained from a Deed recorded November 16, 1987 in Book 1670 on Page 481 in Mesa County.

Beginning 150 feet North of the Southeast corner of Lot 37 in Block 11 of Fairmount Subdivision, thence North 339 feet, thence West 125 feet, thence South 489 feet, thence East 45 feet, thence North 150 feet, thence East 80 feet to beginning; Mesa County, Colorado.

Parcel #3: Parcel #: 2945-122-00-032 Address: 1238 Wellington Avenue

This legal description was obtained from a Deed recorded March 11, 1998 in Book 2414 on Page 834 in Mesa County.

Beginning at the Southeast Corner of the West half of Block 11 Fairmount Subdivision, thence West 80 feet, thence North 150 feet, thence East 80 feet, thence South 150 feet, to the Place of Beginning, Mesa County, Colorado.

Parcel #4: Parcel #: 2945-122-22-001 Address: 1308 Wellington Avenue

This legal description was obtained from a Deed recorded May 11, 1998 in Book 2438 on Page 702 in Mesa County.

Lot 1, Yo Minor Subdivision, Mesa County, Colorado.

Parcel #5: Parcel #: 2945-122-22-002 Address: 1310 Wellington Avenue

This legal description was obtained from a Deed recorded January 9, 1996 in Book 2199 on Page 124 in Mesa County.

Lot 2 of Yo Minor Subdivision, Mesa County, Colorado.

Parcel #6: Parcel #: 2945-122-00-025 Address: 1314 Wellington Avenue

This legal description was obtained from a Deed recorded March 19, 1997 in Book 2309 on Page 781 in Mesa County.

Beginning at a point 100 feet East of the Southwest Corner of Lot 40 in Block 11 in Fairmount Subdivision, thence North 217.8 feet, thence East 100 feet, thence South 217.8 feet, thence West 100 feet to the Point of Beginning, Mesa County, Colorado.

Parcel #7: Parcel #: 2945-122-00-135 Address: 1320 Wellington Avenue

This legal description was obtained from a Deed recorded November 19, 1987 in Book 1670 on Page 974 in Mesa County.

Beginning at a point North 89°50' West 48.25 feet from the Southeast corner of Lot 40 in Block 11 of Fairmount Subdivision, thence North 223 feet, thence South 89°50' East 78.25 feet, thence North 176.5 feet, thence North 89°52' West 130.5 feet, thence South 399.4 feet, thence South 89°50' East 52.25 feet to the point of beginning.

Parcel #8: Parcel #: 2945-122-00-133 Address: 1324 Wellington Avenue

This legal description was obtained from a Deed recorded December 24, 1997 in Book 2389 on Page 73 in Mesa County.

Beginning at the Southeast corner of Lot 40 in Block 11 of Fairmount Subdivision, thence North 89 Deg 50' West 48.25 feet; thence North 223 feet; thence South 89 Deg 50' East 78.25 feet; thence South 223 feet; thence North 89 Deg 50' West 30 feet to the Point of Beginning, Mesa County, Colorado.

Said properties contain 3.62 +/- acres, more or less, as described.

Introduced on first reading this 4th day of February, 2009 and ordered published.

Adopted on second reading this 18th day of February, 2009.

ATTEST:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk